

# Urban Growth

June 2, 2022

Presentation by

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Environmental Assessment* (NWMO)

# Agenda

1. Introduction

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2. Planning for Employment

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3. Planning for the Project

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3. Planning for Housing

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4. Peer Review Summary and Conclusions

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# Introduction

# Urban Growth

## May 5 Presentation:

### Baseline Conditions and Community Growth

- How much is South Bruce and the surrounding Region expected to grow with and without the Project?



## May 19 Presentation: Project Workforce Development

- What types of jobs when?
- What workforce will be available?
- How do we create opportunities for youth?

## Today's Presentation: Urban Growth

- When will new housing will be needed?
- How do we make affordable housing available?
- How much more land would need to be developed?

# Urban Growth Studies

## **Land Use Study Report (S10) (Joint NWMO/South Bruce)**

- Identify current Project land uses and land use changes
- Confirm there are no current land uses that would affect the nuclear emergency response plan
- Identify how the municipality can sustain land uses within the potential nuclear planning zone

## **Housing Needs and Demand Analysis (E08) (Joint NWMO/South Bruce)**

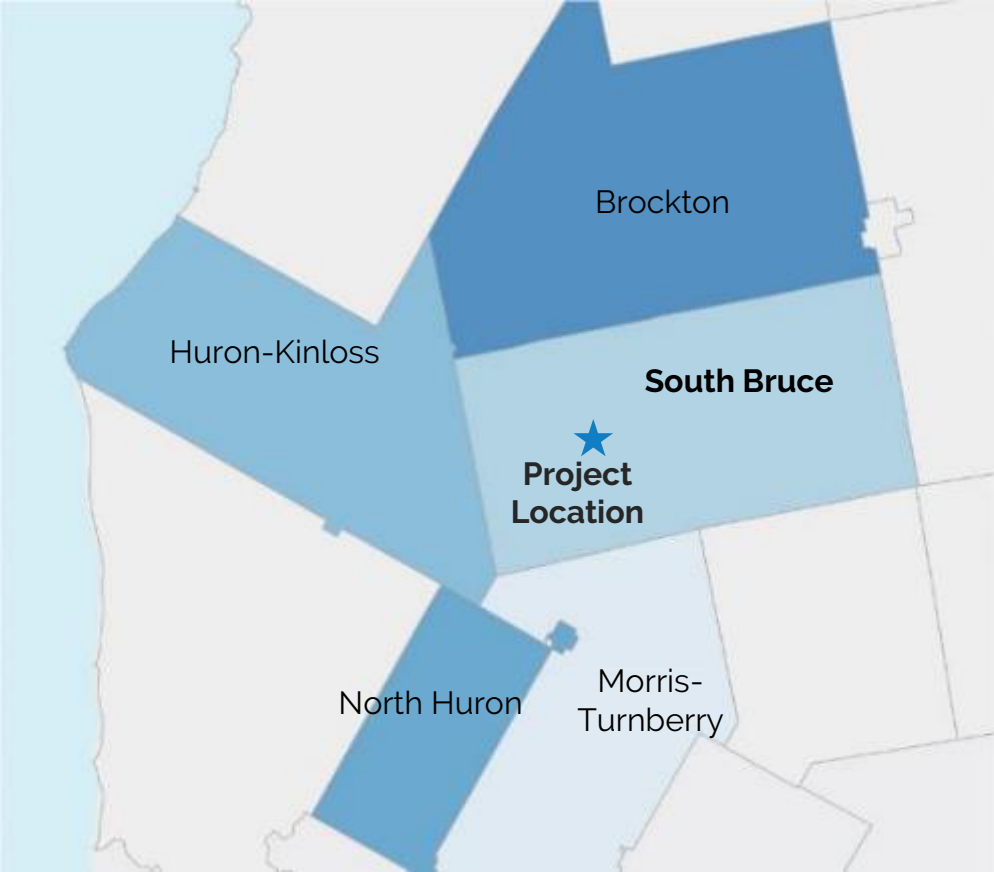
- Describe current housing availability
- Identify housing needed for the Project during pre-construction, construction and operations
- Identify land available for residential development, and future need to expand residential areas while sustaining the character of the residential areas within South Bruce
- Identify options to encourage Project workers to live in South Bruce and the Core Study Area

Available for download at <https://www.southbruce.ca/studies>

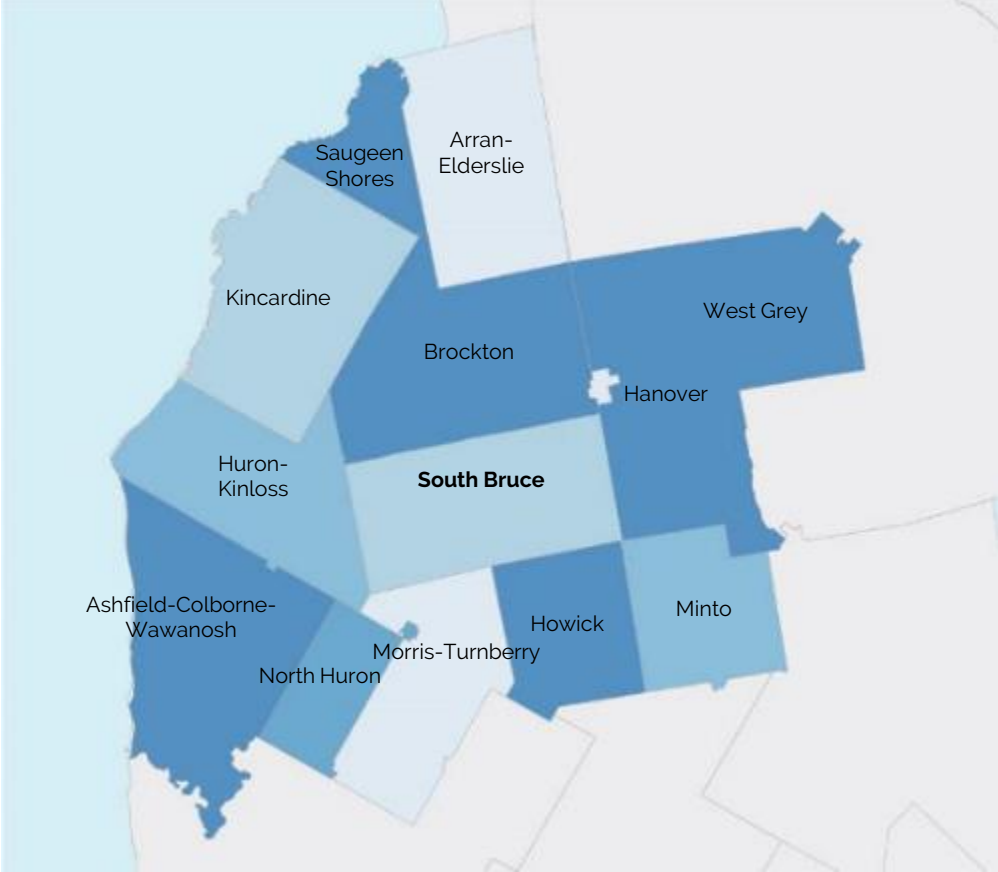


# Study Areas

## Core Study Area

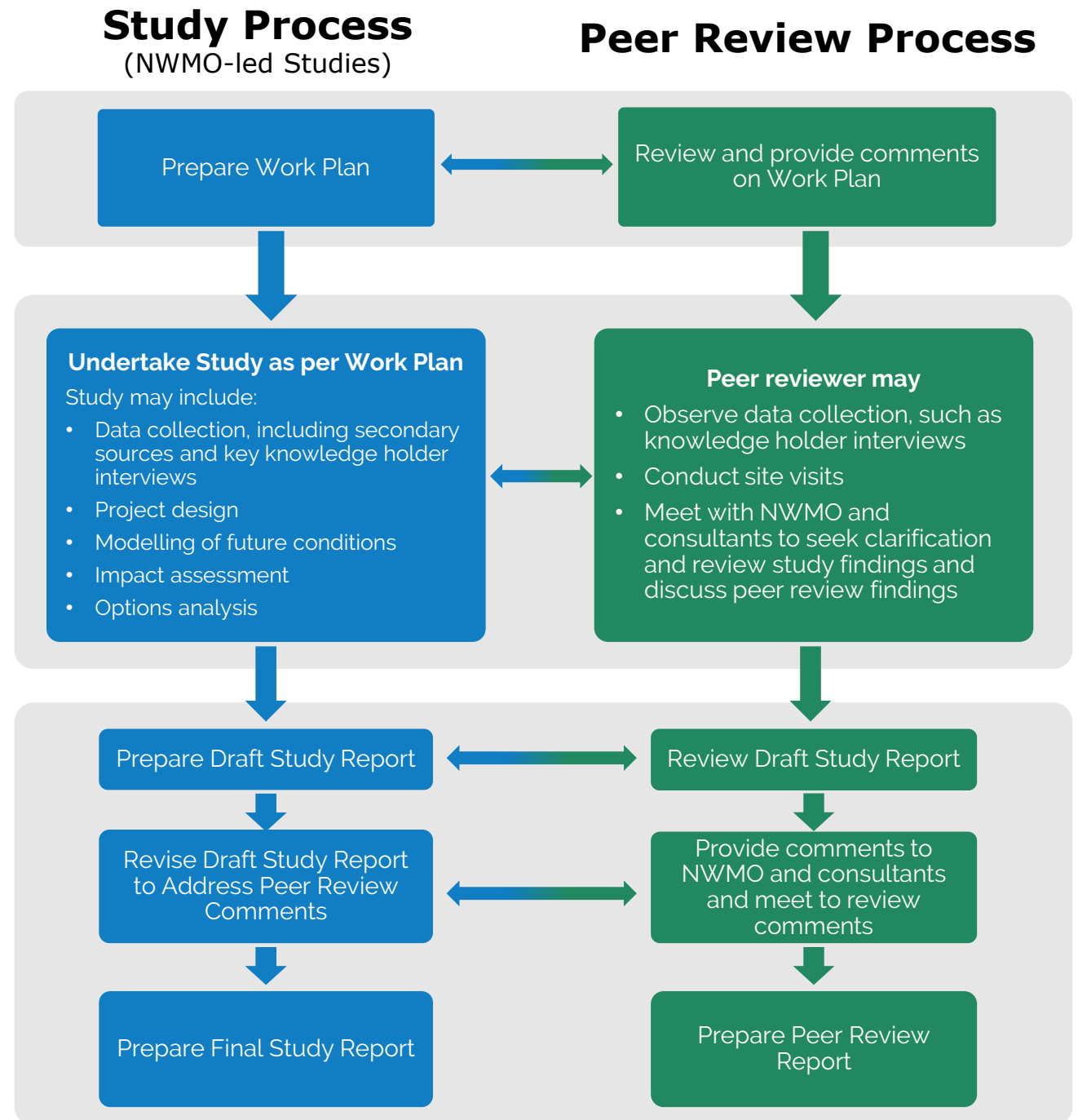


## Local Study Area



# Collaborative Peer Reviews

- NWMO-led studies are being Peer Reviewed by South Bruce's independent subject matter experts
- Process is guided by the Peer Review Protocol
- Carried out on a continuous, interactive basis throughout the Study preparation process
- Independent assessments of Study findings
- Helps inform how the study addresses the Guiding Principles



# Planning for Employment

*In this section ...*

- What land use approvals will be needed for the Centre of Expertise?
- Where will project related employment be located?

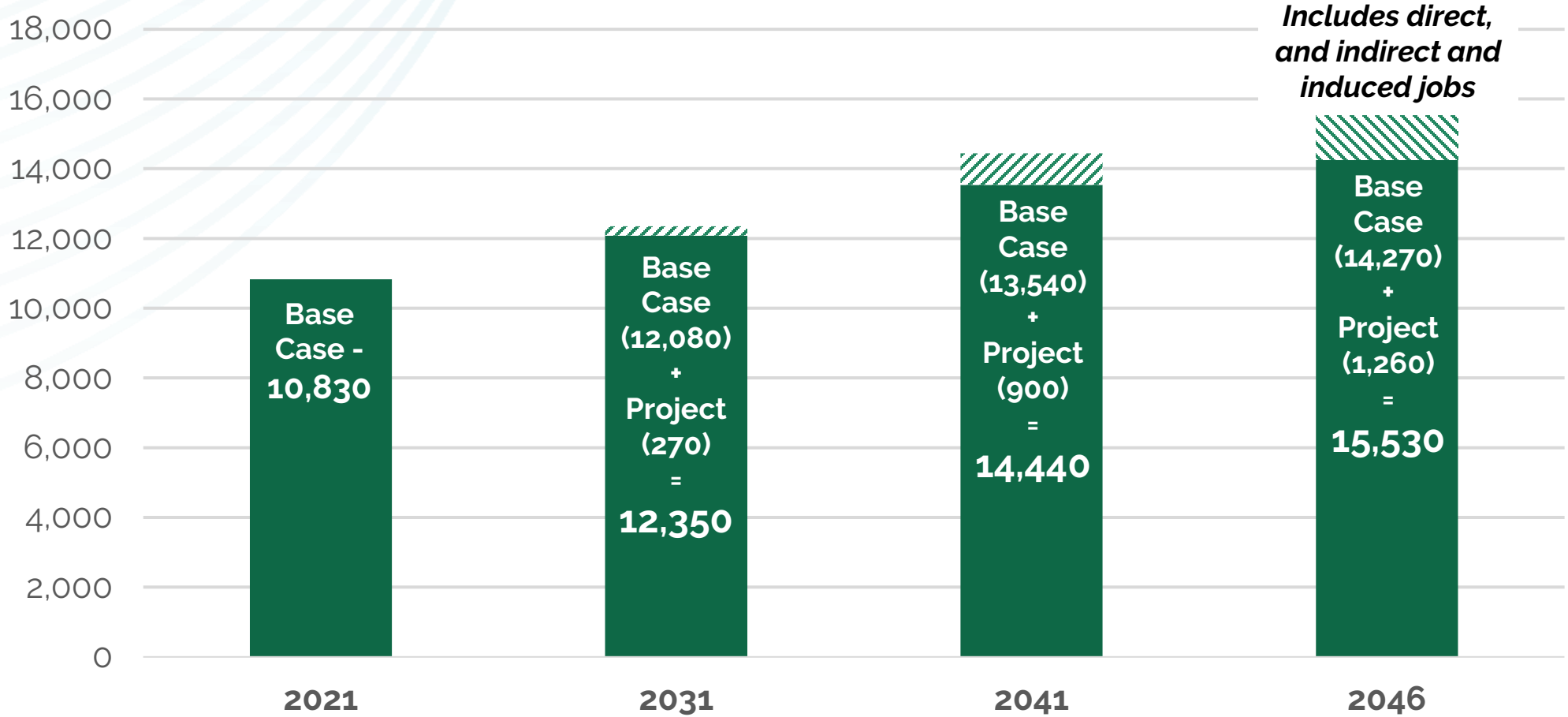
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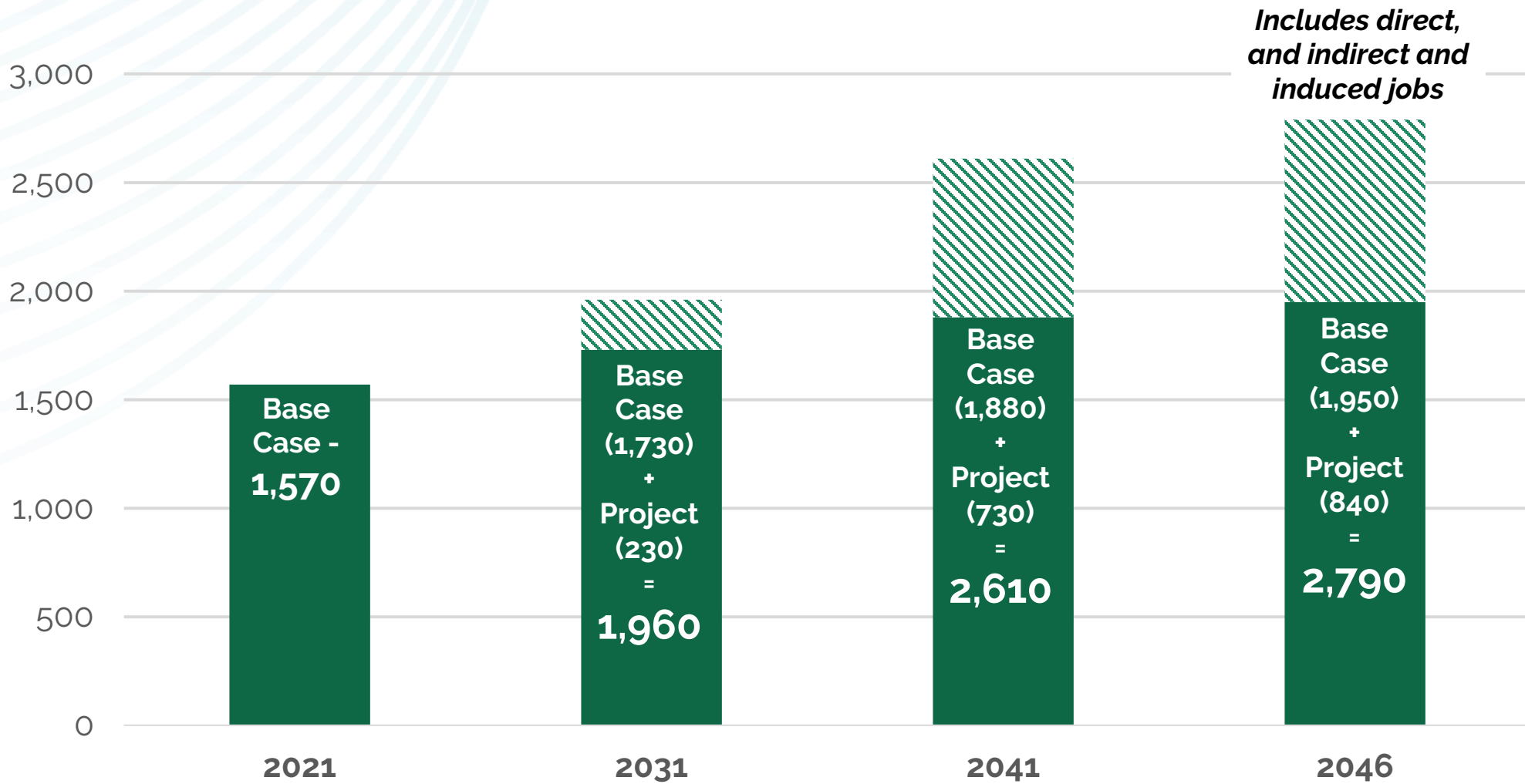
# Planning for Project Related Employment Growth in the Core Study Area

- The Project is expected to result in 1,260 direct, indirect and induced jobs in the Core Study Area
  - **About 700 direct jobs** would be located in South Bruce at the Project Site and Centre of Expertise
  - **About 140 indirect and induced jobs** are expected to be located within South Bruce
  - **About 560 indirect and induced jobs** are expected to be located within the Core Study Area
  - An equal number of indirect and induced jobs are expected to be located outside the Core Study Area

# Employment in the Core Study Area – Base Case + Project



# Employment in South Bruce – Base Case + Project



# Planning for Project Related Employment Growth

- Centre of Expertise will likely require planning, such as Zoning By-law Amendment and/or Site Plan approval
- 200 indirect jobs would, in part, locate on designated employment lands
- 350 induced jobs would be population related employment located within commercial areas, residential areas, downtowns and other similar locations



# Summary

- South Bruce employment without the Project is expected to grow and will likely need additional employment lands.
- Centre of Expertise would likely require planning approvals, such as Zoning By-law Amendment and/or Site Plan approval
- Indirect jobs would likely be located on designated employment lands in the Core Study Area and induced jobs would likely be located within commercial areas, residential areas, and downtowns in the Core Study Area.



# Planning for the Project

*In this section ...*

- How will the Project change current land uses?
- Would the nuclear emergency planning zone affect current or future land uses?



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# Planning Principles

- Permitted uses are governed by
  - Bruce County Official Plan
  - South Bruce Official Plan (only within settlement areas) and Zoning Bylaw
  - Huron Kinloss Zoning Bylaw
  - Saugeen Valley Conservation Authority and Maitland Valley Conservation Authority regulations
- Provincial Policy Statement and provincial guidelines provide direction on matters of provincial interest such as managing growth, land use compatibility, nuclear response plans, and protecting prime agricultural land
- Canadian Nuclear Safety Commission develop federal regulations that apply to operation of nuclear facilities

# Planning for the Project

## Above ground Deep Geological Repository (~250 acres)

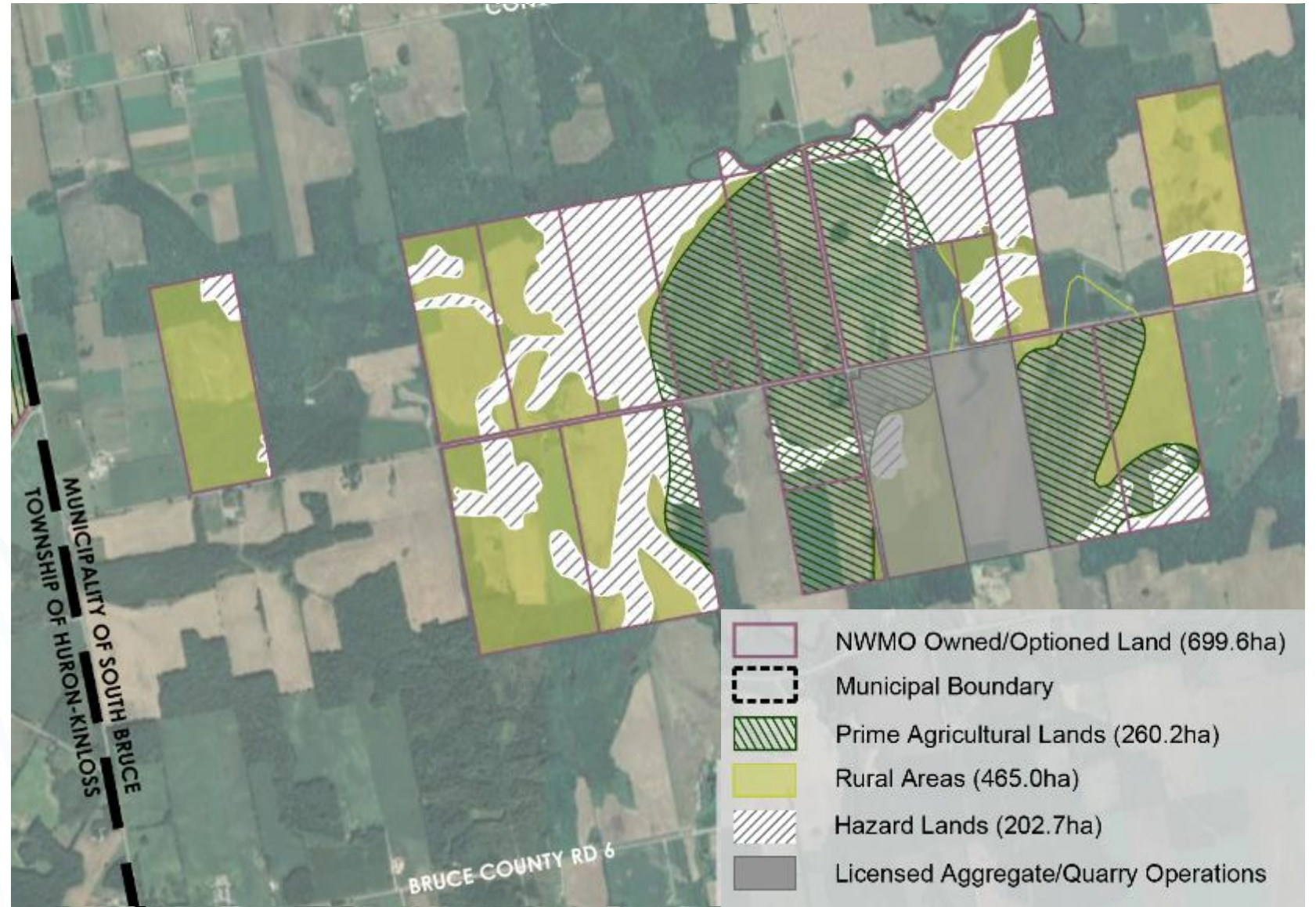
- Area designated as 'Rural'
- Sufficient area to minimize effects on sensitive environmental features, prime agricultural lands and existing aggregate operations
- Will likely require Bruce County Official Plan and South Bruce Zoning By-Law amendments
- Nuisance effects such as dust and noise can be addressed by ensuring distance between facility and sensitive receptors such as residences

## Below ground facilities (~1500 acres)

- Will not interfere with sensitive environmental features, prime agricultural lands and existing aggregate operations

## Excavated Rock Management Area (~60 acres)

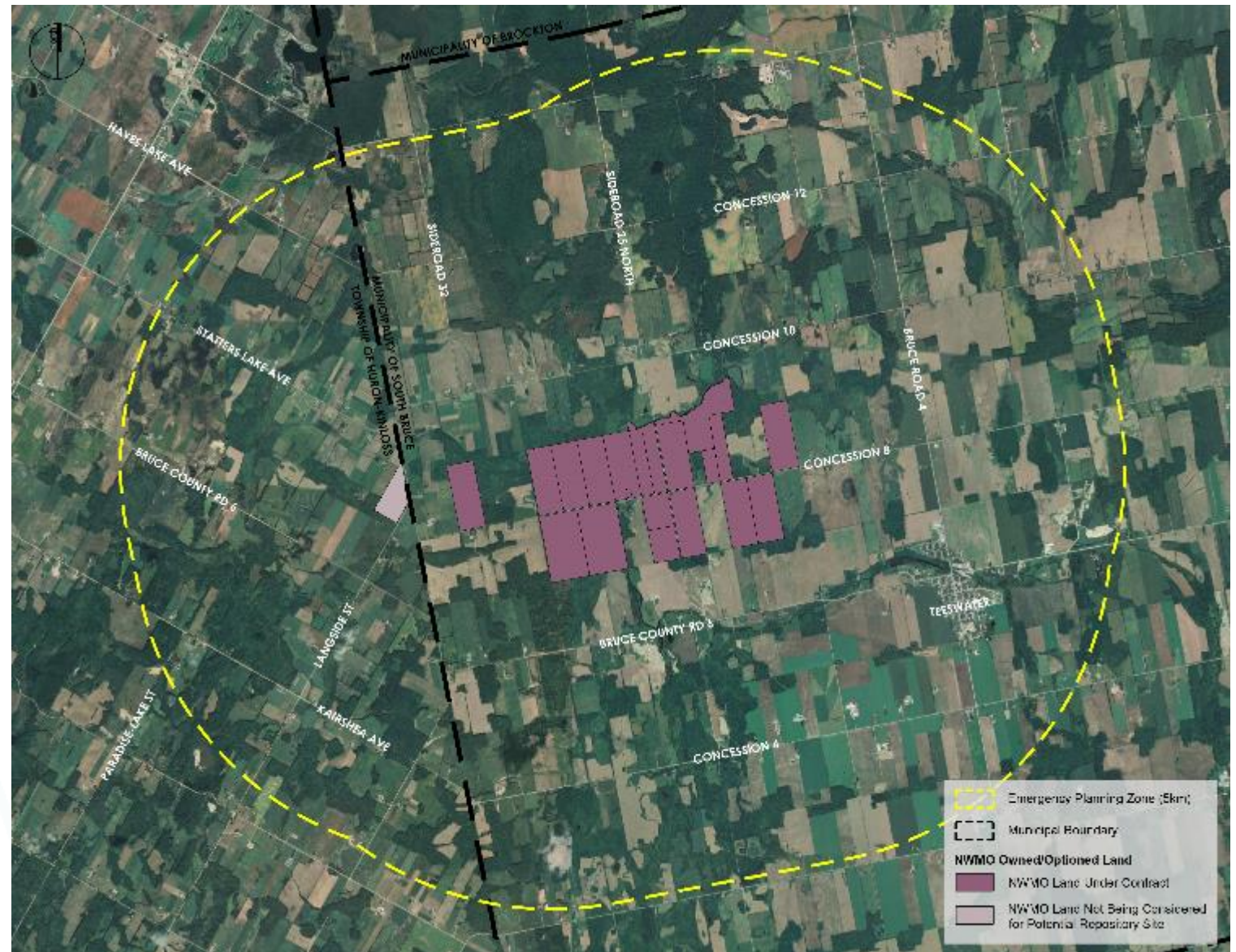
- Outside the perimeter fence of the above ground DGR
- Sited to avoid streams and wetlands





# Emergency Planning Zone

- An Emergency Planning Zone (EPZ) is used for the purpose of emergency response planning and evacuation
- An Emergency Planning Zone is “the offsite area around a facility for which emergency planning and preparation are done in advance, to ensure that necessary and effective protective actions can be taken to protect the public, property or the environment in case of an accident” (Canadian Nuclear Safety Commission/CNSC, 2016).
- A maximum 5km radius has been assumed for planning purposes - the exact radius will be determined during licensing



# Planning Within the Emergency Planning Zone

- Outside Teeswater settlement area, land use designations within the EPZ are primarily agricultural. New land uses not permitted on agricultural zoned lands would require a planning approval
- The EPZ would not result in any current land uses changes. The emergency plan will take current land uses into account.
- New uses of the lands within the EPZ will require consideration of the emergency plan
- Planning tools are available to control future land use, such as a special policy area or holding provisions



# Summary

- There is sufficient area for the above-ground facilities to be located on appropriately designated land, minimizing effects on sensitive environmental features, prime agricultural lands and existing aggregate operations.
- The above ground facilities will likely require Bruce County Official Plan and South Bruce Zoning By-Law amendments
- The Emergency Planning Zone would not result in any land use changes. Land use is already restricted by the existing zoning and land use designations.
- Land use planning tools are available to further control future land use, such as a special policy area or holding provisions



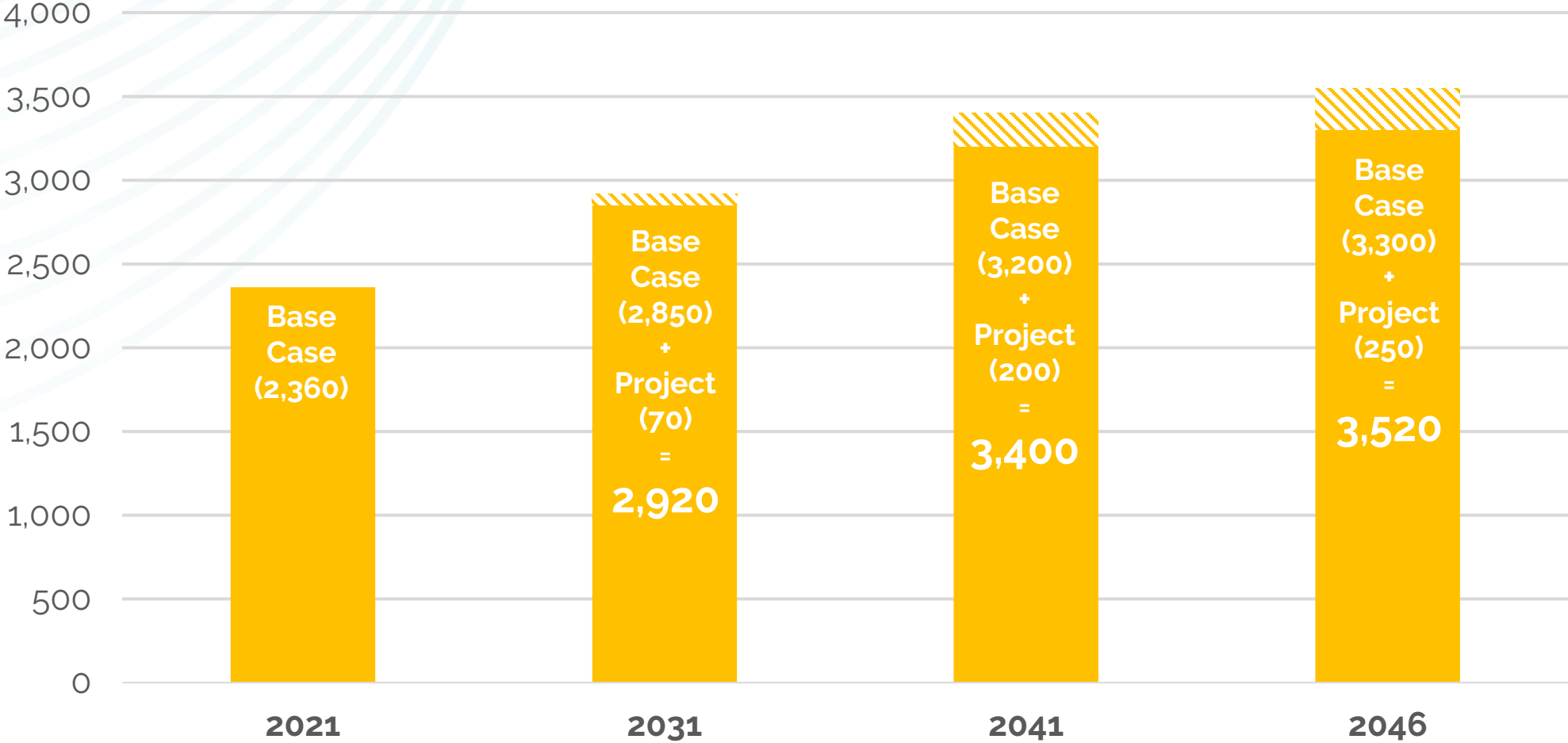
# Planning for Housing



## *In this section ...*

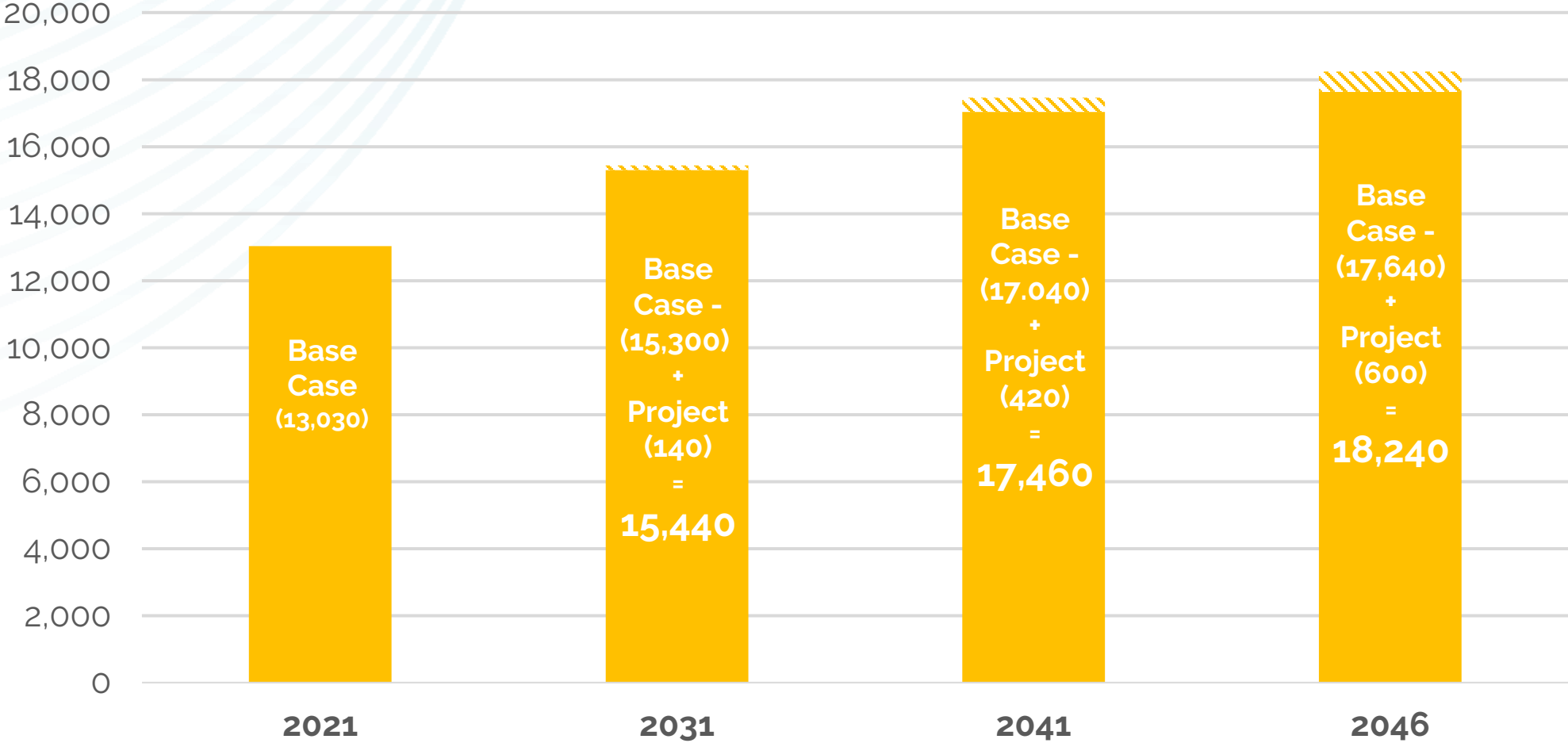
- What housing is currently available and how much will be needed for the Project?
- Is there sufficient residential land available for housing needs or can residential lands be expanded while keeping the character of residential areas of South Bruce and Core Study Area?
- How can South Bruce influence where Project employees choose to live?

# South Bruce Household Growth Projection – Base Case + Project



Source: metroeconomics, 2022. South Bruce and Area Growth Expectations. Assumes average of 3 persons per household.

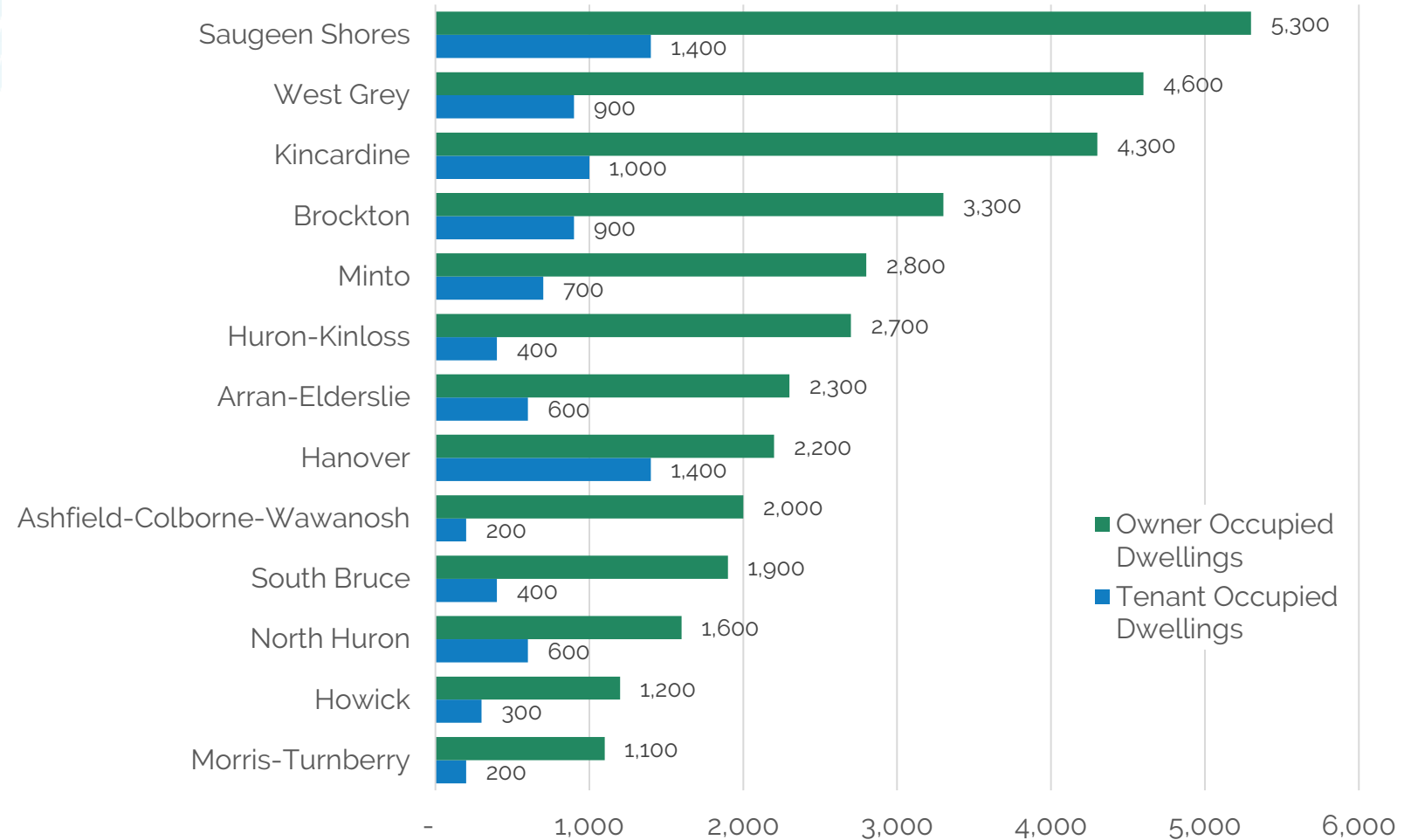
# Core Study Area Household Growth Projection – Base Case + Project



Source: metroeconomics, 2022. South Bruce and Area Growth Expectations. Assumes average of 3 persons per household.

# Current Housing Stock in the Local Study Area

- About 82% of homes in the Local Study Area are owner occupied (85% in the Core Study Area)
- Saugeen Shores, West Grey, Kincardine and Brockton account for about half of the housing inventory



Source: Keir Corp using data from Manifold Data Mining Inc. (2020)

# Current Housing Stock in the Local Study Area

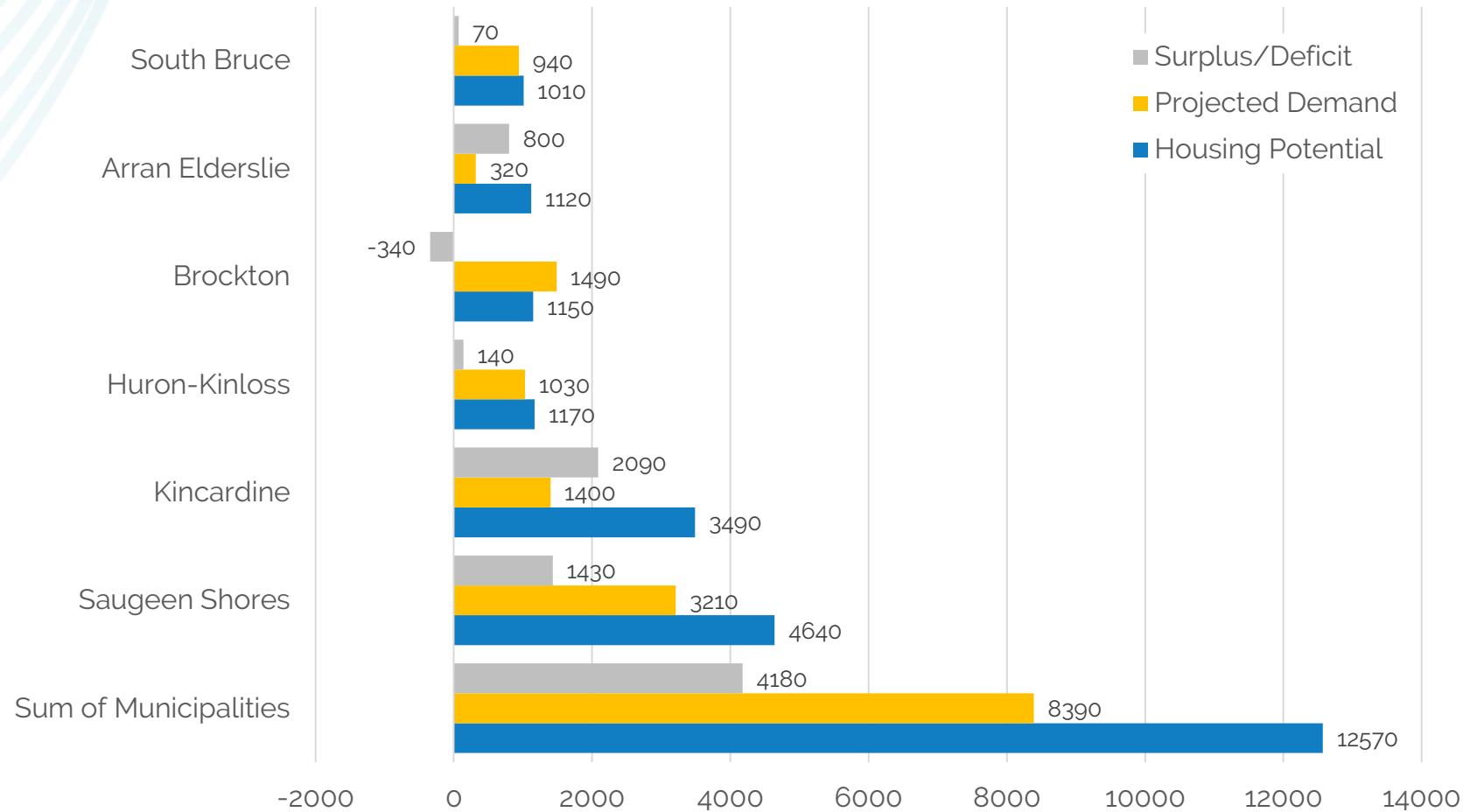
- About 82% of homes in the Local Study Area are single detached. Apartment counts are highest in Saugeen Shores followed by Hanover, Brockton and Kincardine.
- Saugeen Shores, Kincardine and West Grey have seen higher number of residential sales vs. rest of the Local Study Area (2017-2020).
- About 35% of the houses in the Local Study Area pre-date 1961. In South Bruce 52% are pre-1961.
- Average residential property values in the Local Study Area in 2020 range from roughly \$283,000 in North Huron to \$509,000 in Saugeen Shores. South Bruce values were in the middle of the range at approximately \$390,000.





# Housing Capacity in Local Study Area (2021-2046)

There is land available in the Local Study Area for development, except for Brockton.



Source: Keir Corp using Bruce County Good Growth Discussion Paper (2021) and projections from metroeconomics (2022)

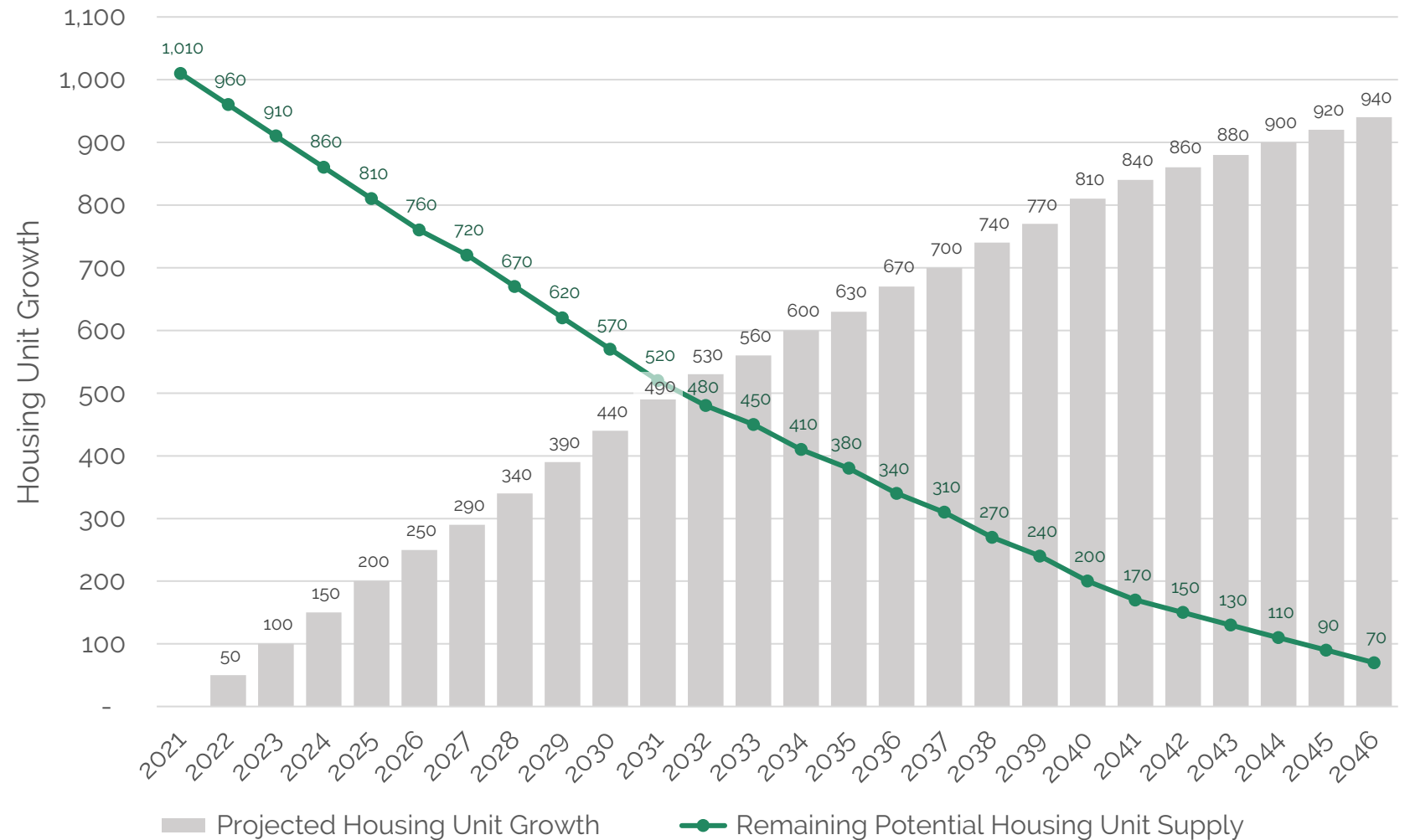
# Housing Availability and Affordability

- Substantial availability of current and potential housing across Local Study Area
- Home buyers also consider schools, health care facilities, shopping opportunities, journey to work, recreation opportunities, and area aesthetics
- Lack of low-cost housing raised in many knowledge holder interviews
- Affordability is a widespread, complex, cross-jurisdictional issue
- Municipal infrastructure will need to be expanded ahead of housing demands.

# Housing Supply and Demand

**Without the Project,** land supply in South Bruce would likely be exhausted around 2046.

When the land supply is exhausted, the settlement boundary needs to be expanded to facilitate growth.

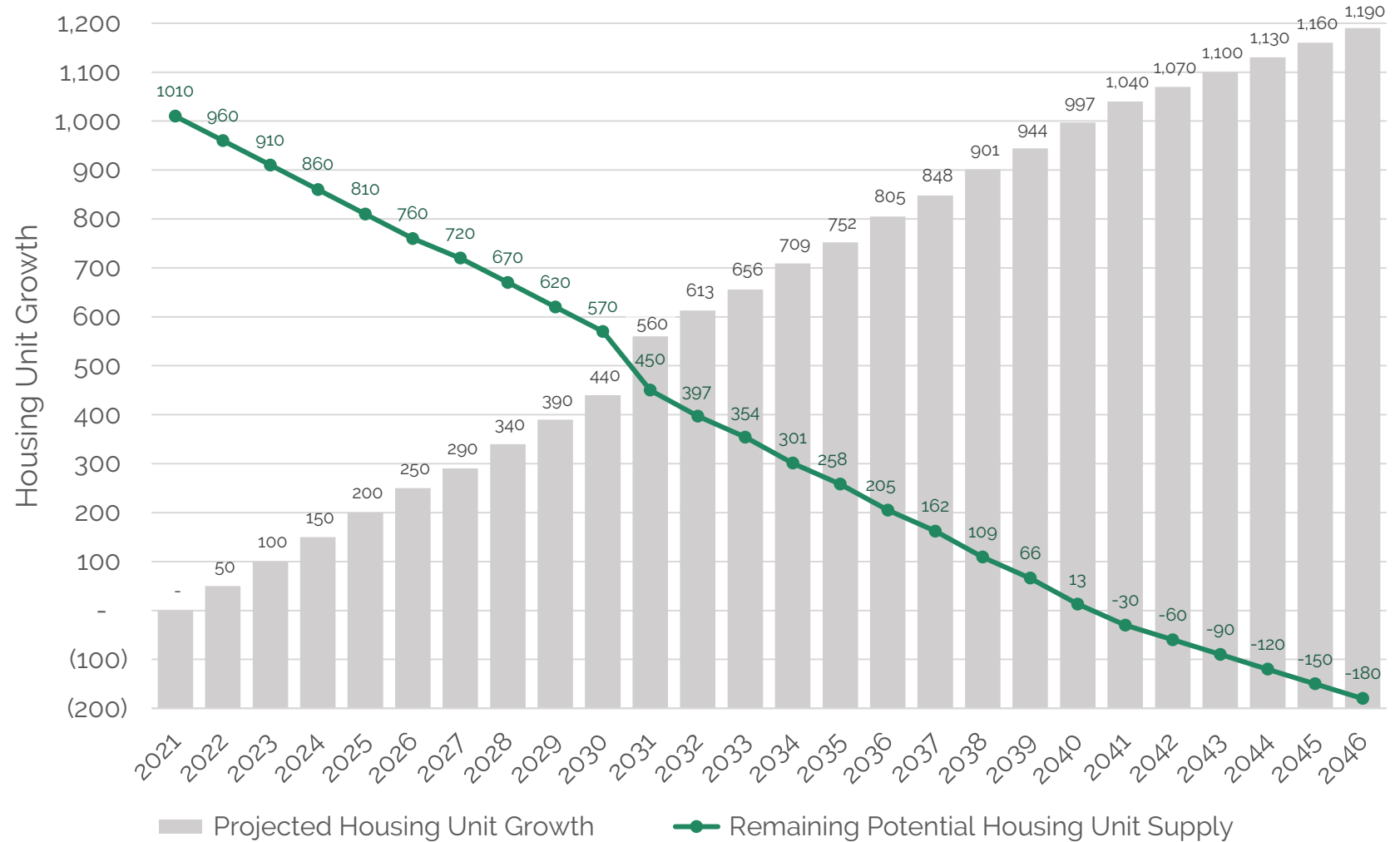


Source: Keir Corp using Bruce County Good Growth Discussion Paper (2021) and projections from metroeconomics (2022)

# Housing Supply and Demand

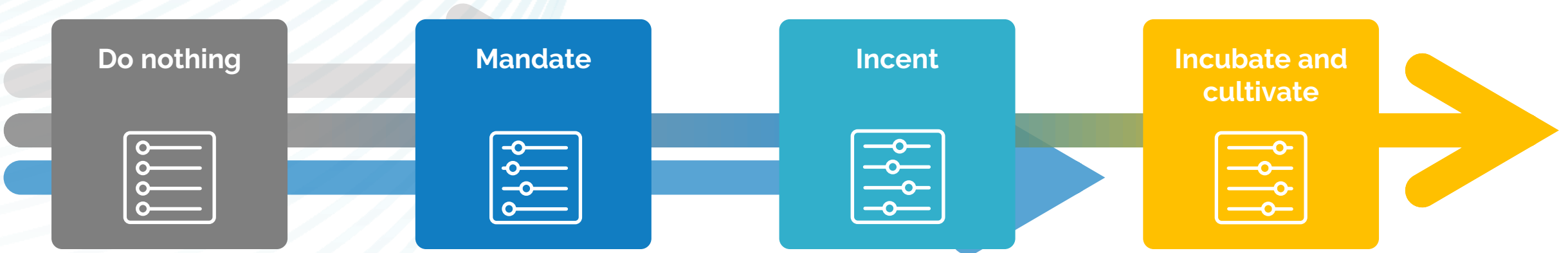
South Bruce and other Core Study Area Municipalities want to attract Project workers and their families as residents.

**With the Project,** South Bruce's land supply would be exhausted about 5 years sooner in 2041.



Source: Keir Corp using Bruce County Good Growth Discussion Paper (2021) and projections from metroeconomics (2022)

# Strategies To Capture Housing Growth



- Let market factors determine where workers choose to locate
- Unlikely to result in attracting residents

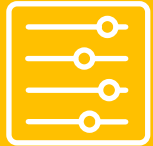
- Requires Project workers locate in South Bruce
- Not in line with HR policies associated with worker rights and liberties
- For businesses, may result in "storefront only" presence

- Provide incentives (e.g. cash or tax breaks) to Project workers and businesses to locate in South Bruce
- May cause increase in housing prices or displace existing residents

- Offer temporary accommodation to allow workers to familiarize themselves with South Bruce
- Multi-faceted strategy that requires extensive planning
- Would benefit from cooperative relationship with neighboring municipalities

# Strategies To Capture Housing Growth

Incubate and  
cultivate



- The most time sensitive need for housing will be for pre-construction workers
- South Bruce does not currently have a large compliment of temporary housing or retail/service infrastructure
- Approach needs to be multi-faceted, linking housing, training, tourism, recreation and employment
- Market South Bruce as a “place of choice”

# Local Hiring Strategy

Goal 1  
**Create a strong  
local talent pipeline**



Goal 2  
**Enable an environment  
for business growth**



Goal 3  
**Talent retention  
and attraction readiness**



## **Raise awareness of South Bruce as a destination for talent**

- Share employee experiences living and/or working in South Bruce via a social media campaign
- Implement the "Healthy and Vibrant Communities" Goal in the Municipal Corporate Strategic Plan (2021-2025) to promote South Bruce as a "place of choice" to work, live, and raise a family.
- Launch short term destination marketing campaign

*More proposed actions are included in Section 5 of the Local Hiring Effects Study and Strategy (MDB Insight, 2022)*

# Summary

- Baseline population growth will increase the demand for housing—the NWMO Project's need for housing on top of that is modest.
- Before 2046 the settlement boundary in South Bruce may need to be expanded – potentially five years sooner if the Project moves forward.
- There is substantial availability of housing and developable land across Local Study Area and the housing market is competitive.
- However, the Core and Local Study Areas are dominated by owner-occupied, single-family dwellings, and affordable housing is a significant issue. South Bruce does not have a large compliment of higher density homes and retail/service infrastructure.
- The most time sensitive need for housing will be for pre-construction workers. The arrival of the first 200 NWMO employees would provide an opportunity to establish housing and market South Bruce as a "community of choice".
- An Incubate and Cultivate approach is multi-faceted, linking housing, training, tourism, recreation and employment.
- Community services and infrastructure need to be developed to support population growth and housing demand.



# Peer Review Summary and Conclusions

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# Peer Review Results

Joint Study led by NWMO  
and South Bruce with  
peer review by South  
Bruce consultants

## Land Use Study Report, MHBC Planning Ltd. (S10)

*Peer reviews conducted by MDB Insight (Deloitte) and GHD*

- Sufficient opportunity to locate the DGR facility and associated ERMA within the potential Project site area to avoid or minimize effects on natural environmental features and hazards, prime agricultural lands, and mineral aggregate resources
- The location of the EPZ is directly related to the location of the potential Project site. Whether the EPZ is larger or smaller or in a different location has little land use implication.
- If additional employment lands are needed to accommodate the indirect employment growth, development would occur through the usual municipal planning approval and private sector land development process.
- A community growth plan to monitor potential land use needs, housing, and infrastructure in South Bruce following project implementation should be established.
- Any settlement boundary expansion required could occur through new County of Bruce Official Plan and South Bruce Official Plan update.

# Peer Review Results

Joint Study led by NWMO and South Bruce with peer review by South Bruce consultants

## Housing Needs and Demand Analysis Study (E08)

*Peer reviews conducted by MDB Insight (Deloitte) and GHD*

- Study provides a detailed description of existing housing and population growth in the Local Study Area and Core Study Area.
- Agrees that Bruce County should re-visit growth strategy to consider more up to date conditions and projections and provide lower tier municipalities with the opportunity to grow, especially in light of the potential Project.
- Preferred approach to foster Project related growth within South Bruce and Core Study Area ('Incubate and Cultivate') should integrate the strategies and actions developed in the Local Hiring Effects Strategy and Study and the Workforce Development Study.
- The Land Use Study and the Infrastructure Baseline and Feasibility Study outline the current constraints to housing growth and the actions required to prepare for future growth
- South Bruce and the NWMO have a significant role to play in preparing for population and attracting housing growth within South Bruce.

# Guiding Principles



These studies address several of the 36 Guiding Principles to determine if the Project is right for South Bruce:

10. NWMO to identify socio-economic impacts and community benefits
11. NWMO to establish property value protection program
27. NWMO to fund housing plan to ensure residents have access to a sufficient and affordable housing supply
29. NWMO to provide funding for any required infrastructure upgrades for the Project
32. NWMO to prepare strategy to ensure sufficient community services and amenities, including care, child-care, educational and recreational facilities to accommodate expected population growth
33. NWMO to comply with OP and Zoning By-Law and obtain amendments where necessary

These principles were developed with community input to ensure the Project:

- Is safe for people and the environment;
- Delivers meaningful benefit to the community; and,
- Gives the municipality a voice in decision-making

# What We've Learned

- Baseline population growth will increase the demand for housing – especially with consideration of demographics
- NWMO needs for housing in the short term are modest on top of the baseline population growth
- Types of housing are in shortage – rental and higher density are examples
- The arrival of the first 200 NWMO employees would provide an opportunity for the communities to establish housing and market South Bruce as a "community of choice"
- Steps need to be taken to ensure municipal infrastructure expansions support housing supply/demand (timing)
- More work needs to be done to be ready for increased demand for housing
- Develop a detailed housing plan that includes affordable housing, accessible housing, and temporary accommodations

**Questions?**

